



## Agenda

### Comprehensive Planning Committee

January 27, 2026, at 6:00 PM

Council Chambers, Second Floor, Auburn Hall

1. **ICE BREAKER**
2. **ROLL CALL:** Committee members and staff
3. **MINUTES:** Minutes from December 16, 2025
4. **PUBLIC COMMENT**
5. **SCHEDULE UPDATES:** BerryDunn will provide an overview on the Comprehensive Plan timeline.
6. **DISCUSSION OF LD 1829 CHANGES AND IMPACTS ON GROWTH AREAS:**  
BerryDunn will present on the LD 1829 changes and its impacts on the Future Land Use Map.
  - a. The Committee will answer this question to help finalize the red (high growth/high density) area: *Is the committee comfortable with the four unit/5,000 square foot density minimum requirement throughout the entire red (high growth/high density) area?*
7. **OVERVIEW OF CHANGES TO THE GROWTH AREA MAPS FROM THE LAST MEETING:** BerryDunn will present the changes made to the Future Land Use Map from the December meeting.
  - a. The Committee will answer the following questions to finalize the boundaries of the remaining growth areas:
    - i. *Should the moderate growth areas that front major roads extend all the way to the City's boundary?*
    - ii. *Should the floating low growth area along I-95 between the high and moderate growth area be changed to a moderate growth area?*
    - iii. *Do the draft growth areas meet community priorities identified throughout the engagement process? (e.g., concerns about high*



*cost of living and property taxes, improved public safety, and infrastructure maintenance; desire for increased walk/bikeability; desire for increased entertainment amenities, shops, and restaurants; need to downsize or transition to assisted living; housing affordable to a variety of price points; etc.). If no, are there any additional modifications to growth area boundaries to finalize the growth area map?*

**8. LAND USE CATEGORIES:** BerryDunn will introduce land use categories for each of the three growth areas. The Committee will finalize the land use categories at the February meeting.

**9. NEXT MEETING:** February 24th, 2026

**10. ADJOURNMENT**



## **Comprehensive Planning Committee Minutes - DRAFT**

**December 16, 2025, at 6:00 PM**

**Council Chambers, Second Floor, Auburn Hall**

### **1. ICE BREAKER**

Your choice: What is a holiday tradition that you have around this time of the year or tell us about an injury you've had in your life and what happened.

### **2. ROLL CALL:** Committee members and staff

Denis Bergeron, Kelly Butler, John Cleveland (chair), Jane Costlow, Tim Cowan, Matthew Duvall, Jeff Harmon, Paul Jacques, Adam Lee, Bruce Rioux, Rex Rhoades, Dana Staples and Rick Whiting.

Absent: Riley Bergeron, Beckie Conrad, and Virginia Keel.

Staff members present: Lauren Caffé (Long Range Planner), Sam Peikes (Planning Coordinator), Phil Crowell (City Manager) and Denis D'Auteuil (Assistant City Manager)

Consultant Members Present from BerryDunn: Ali Tobey and Keri Ouellette.

### **3. MINUTES:** Minutes from November 18, 2025

**Motion was made by Tim Cowan seconded Matt Duval to approve the November 18, 2025, minutes as written. Vote: 13-0 Motion Carries**

### **4. PUBLIC COMMENT**

Carl Wilcox of Minot suggested converting underutilized rail corridors into a bicycle and pedestrian path to bypass the dangerous traffic of Court Street and the Auburn rotary, potentially connecting downtown to Range Pond. City officials noted that plans are already underway for trail extensions and connectors near Poland Road to improve this non-motorized connectivity.



## **5. SUBCOMMITTEE REPORTS:** Committee discussion

Recent progress on the City of Auburn's Comprehensive Plan update has reached a major milestone now that two subcommittees have completed a list of 270 specific action items and policies. To ensure these goals are practical, a group of nearly 30 city staff members recently conducted a thorough, line-by-line review to align the proposals with the realities of daily municipal operations. BerryDunn consultants are currently working to assimilate all feedback into a single cohesive document.

Moving forward, the subcommittees will receive this integrated document in January for further review and discussion. During that same month, the city intends to broaden its engagement by seeking specialized feedback from content-specific groups.

## **6. FUTURE LAND USE MAP:** BerryDunn

The committee and consultants reviewed the Future Land Use Map, specifically focusing on the "High Growth" areas (marked in red) that are intended to support the city's highest density. The primary goal of the session was to move geographically—starting north near Center Street and Lake Auburn and working south—to identify and potentially adjust specific boundary lines.

The Future Land Use Map has been updated to reflect more accurate water and sewer data. Per state statute, parcels within 200 feet of a sewer line that also have water access are prioritized for the high-growth designation. Large lots currently "spread out" the growth area because the proximity of the utility to one edge of the lot can pull the entire property into the high-density zone.

*b. Committee Preparation: Complete the Future Land Use Map worksheet and bring questions and comments related to the growth areas.*

The committee discussed a policy conflict where certain lands are being pulled into the "High Growth" (red) designation simply because they are near water and sewer lines, even though they are currently protected under Agricultural and Resource Protection (AGRP) zoning. Members questioned if utility access should automatically trigger a high-density designation for sensitive areas. The committee is considering excluding AGRP parcels from the "High Growth" category for now and may later decide to place



them in "Medium" or "Low" growth tiers to better reflect their environmental and agricultural importance. The committee also acknowledged that while they are making these boundary recommendations now, the City Council will make the final determination on the zoning.

The committee plans to revisit policy reviews and staff input in January. The goal is to have two separate subcommittee meetings to review updated documents before the next full committee session. John Cleveland proposed holding two evening meetings during the week of January 12th, specifically looking at the 12th, 14th, and 15<sup>th</sup>.

**7. NEXT MEETING:** January 27th, 2026

## **8. ADJOURNMENT**

**Motion was made by Tim Cowan and seconded by Rick Whiting to adjourn at 8:15 pm. Vote: 12-0 Motion Carries**

DRAFT